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PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE

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Ms. Cindy Golden
Assistant City Council Committee Clerk

THURSDAY, OCTOBER 24, 2019
10:00A.M.

A. ROLL CALL

B. APPROVAL OF MINUTES

C. PUBLIC COMMENT

D. 10:05 A.M. PUBLIC HEARING – RE: Proposed Ordinance to amend Chapter 61 of the 1984 Detroit City Code, ‘Zoning,’ commonly known as the Detroit Zoning Ordinance, by amending Article XIV, Development Standards, Division 1, Off-Street Parking, Loading and Access, Subdivision B, Off-Street Parking Schedule “A”, Sec. 61-14-53 to modify off-street parking requirements for manufacturing and industrial uses. **(Law Department; Department of Public Works; Buildings, Safety Engineering and Environmental Department; Planning and Development, Board of Zoning Appeals; City Planning Commission/LPD Legislative Policy Division)**

E. 10:15 A.M. PUBLIC HEARING – RE: Approval of a Commercial Rehabilitation Certificate on behalf of Prince Realty, LLC in the area of 4725 16th Street, Detroit, Michigan, in accordance with Public Act 210 of 2005 (Petition #132). (Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council’s Legislative Policy Division, Detroit Economic Growth Corporation)

F. 10:20 A.M. PUBLIC HEARING – RE: Approval of a Commercial Rehabilitation Certificate on behalf of Prince Realty, LLC in the area of 4817 17th Street, Detroit, Michigan, in

accordance with Public Act 210 of 2005 (**Petition #133**). (**Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council's Legislative Policy Division, Detroit Economic Growth Corporation**)

G. 10:25 A.M. PUBLIC HEARING – RE: Approval of a Commercial Rehabilitation Certificate on behalf of 5K, LLC in the area of 5000 Grand River Avenue, Detroit, Michigan, in accordance with Public Act 210 of 2005 (**Petition #134**). (**Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council's Legislative Policy Division, Detroit Economic Growth Corporation**)

H. 10:30 A.M. PUBLIC HEARING – RE: Approval of a Commercial Rehabilitation Certificate on behalf of Prince Realty, LLC in the area of 4885 15th Street, Detroit, Michigan, in accordance with Public Act 210 of 2005 (**Petition #135**). (**Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council's Legislative Policy Division, Detroit Economic Growth Corporation**)

I. 10:35 A.M. PUBLIC HEARING – RE: Approval of a Commercial Rehabilitation Certificate on behalf of Prince Realty, LLC in the area of 4884 and 4892 W. Grand River, Detroit, Michigan, in accordance with Public Act 210 of 2005 (**Petition #136**). (**Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council's Legislative Policy Division, Detroit Economic Growth Corporation**)

J. 10:40 A.M. PUBLIC HEARING – RE: Approval of a Commercial Rehabilitation Certificate on behalf of Prince Realty, LLC in the area of 4842 W. Grand River Avenue, Detroit, Michigan, in accordance with Public Act 210 of 2005 (**Petition #137**). (**Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council's Legislative Policy Division, Detroit Economic Growth Corporation**)

K. 10:50 A.M. PUBLIC HEARING – RE: Approval of an Obsolete Property Rehabilitation Certificate on behalf of Lady Monster, LLC in the area of 8431 Oakland, Detroit, Michigan, in accordance with Public Act 146 of 2000 (**Petition #177**). (**Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council's Legislative Policy Division, Detroit Economic Growth Corporation**)

L. 11:20 A.M. PUBLIC HEARING – RE: Approval of an Obsolete Property Rehabilitation Certificate on behalf of Jefferson Van Dyke 2, LLC in the area of 7891 and 7903 East Jefferson Avenue, Detroit, Michigan, in accordance with Public Act 146 of 2000 (**Petition #1031**). (**Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council's Legislative Policy Division, Detroit Economic Growth Corporation**)

- M. 11:35 A.M. CONTINUED PUBLIC HEARING – RE:** Request to Establish an Obsolete Property Rehabilitation District on behalf of Bagley Development Group, LLC in the area of 150 Bagley, Detroit, Michigan, in accordance with Public Act 146 of 2000 **(Petition #732). (Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council’s Legislative Policy Division, Detroit Economic Growth Corporation)**
- N. 11:40 A.M. CONTINUED PUBLIC HEARING – RE:** Request to Establish a Neighborhood Enterprise Zone as requested by Bagley Development Group, LLC in the area of 150 Bagley, Detroit, MI in accordance with Public Act 147 of 1992 **(Petition #769). (Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council’s Legislative Policy Division, Detroit Economic Growth Corporation)**
- O. 11:50 A.M. CONTINUED PUBLIC HEARING – RE:** Proposed Ordinance to amend Chapter 61 of the 1984 Detroit City Code, ‘Zoning,’ commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No. 11 to modify the existing PD (Planned Development District) zoning classification, established by Ordinance No. 512-H, shown on property located at 3500 East Jefferson Avenue, generally bounded by Wight Street (extended) to the north, the U.S. Coast Guard facility located at 110 Mt. Elliott Street to the east, the Detroit River to the South, and East Harbortown Drive to the west. **(Law Department; Department of Public Works; Buildings, Safety Engineering and Environmental Department; Planning and Development, Board of Zoning Appeals; City Planning Commission/LPD Legislative Policy Division)**
- P. 12:00 P.M. CONTINUED PUBLIC HEARING – RE:** Approval of an Obsolete Property Rehabilitation Certificate on behalf of Elmwood Park Plaza Limited Partnership in the area of 750 Chene, Detroit, Michigan, in accordance with Public Act 146 of 2000 **(Petition #877). (Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council’s Legislative Policy Division, Detroit Economic Growth Corporation)**

UNFINISHED BUSINESS

- 1.** Status of **Council President Pro Tem Mary Sheffield** submitting memorandum relative to NEZ Request, bounded by Rosa Parks Boulevard, Linwood Avenue, Clairmount Avenue and Virginia Park Street. **(BROUGHT BACK AS DIRECTED ON 9-26-19)**
- 2.** Status of **Legislative Policy Division** submitting Proposed Ordinance to amend Chapter 14 of the 1984 Detroit City Code, Community Development, by adding Article XII, Publicly-Funded Construction Projects, Division 1, In General, Section 14-12-4, Responsibility and requirements, 14-12-5, Exceptions to Workforce Target, 14-12-6,

Compliance, 14-12-7, Application and reporting, to provide for the health, safety and general welfare of the public by encourage and maximize the utilization of Detroit residents on all City contracts and all projects benefited by City subsidies. **(FOR INTRODUCTION AND SETTING OF A PUBLIC HEARING?) (BROUGHT BACK AS DIRECTED ON 10-10-19)**

3. Status of Council President Pro Tempore Mary Sheffield submitting memorandum relative to Request for LPD to Draft an Amendment to the Proposed 51% Local Hiring Ordinance to Require Section 3 Certification on City-funded Construction Projects. **(BROUGHT BACK AS DIRECTED ON 10-10-19)**
4. Status of Law Department submitting report and Proposed Ordinance to amend Chapter 50 of the 1984 Detroit City Code, Streets, Sidewalks and Other Public Places, Article VII, Opening, Closing, Extending, widening, Vacating, Naming and Renaming of Streets and Assigning Secondary Names to Streets, by adding Division 3, Secondary Street Signs, Section 50-7-21, Assignment of secondary street signs permitted; Section 50-7-22, Location of secondary street signs; Section 50-7-23, Maintenance of secondary street signs; Section 50-7-24, Removal of secondary street signs; Sections 50-7-25, Limit on quantity of secondary street signs assigned per year; Section 50-7-31, Official petition form required; Section 50-7-32, Procedure; Section 50-7-33, Duties of the Legislative Policy Division to provide notice; Section 50-7-34, Duties of the Legislative Policy Division to prepare report; Section 50-7-35, Public hearing; Section 50-7-36, Resolution by City Council authorizing secondary street sign; Section 50-7-37, Duties of the Department of Public Works; Section 50-7-41, Procedure for City Council initiative; Section 50-7-42, Duties of the Legislative Policy Division to provide notice regarding assignment of secondary street sign through City Council initiative; Section 50-7-43, Report by the Legislative Policy Division regarding assignment of secondary street name through City Council initiative; Section 50-7-44, Public hearing regarding assignment of secondary street name through City Council initiative; Section 50-7-45, Resolution by City Council authorizing secondary street name; and Section 50-7-46, Duties of the Department of Public Works regarding assignment of secondary street sign through City Council initiative; to create a process for the assignment of secondary street signs, either by petition or by City Council initiative; to provide criteria for eligibility for the assignment of a secondary street sign; to provide timing requirements for the process of assigning a secondary street sign; to establish the duties of the Office of the City Clerk, Legislative Policy Division, and Department of Public Works in relation to the assignment of secondary street signs; to establish costs to be charged for the application for and installation of a secondary street sign; and to establish a limit for the quantity of secondary street signs that may be assigned within a calendar year. **(FOR INTRODUCTION OF AN ORDINANCE AND THE SETTING OF A PUBLIC HEARING?) (BROUGHT BACK AS DIRECTED ON 10-10-19)**
5. Status of Council Member Roy McCalister, Jr. submitting memorandum relative to Requesting an Amendment to the Proposed Secondary Street Signs Replacement Ordinance. **(BROUGHT BACK AS DIRECTED ON 10-10-19)**

6. Status of **Council Member Raquel Castañeda-López** submitting memorandum relative to Street/Alley Closures on Ruskin and Toledo. **(BROUGHT BACK AS DIRECTED ON 10-17-19)**

NEW BUSINESS

CITY PLANNING COMMISSION

7. Submitting report and Proposed Ordinance to amend Chapter 50 of the 2019 Detroit City Code, 'Zoning,' commonly known as the Detroit Zoning Ordinance, by amending Article XVII, Sec. 50-17-8 – District Map No. 7 of the Detroit Zoning Ordinance to show an SD2 (Special Development District, Mixed Use) zoning classification where an M4 Intensive Industrial District) zoning classification is currently shown for the properties generally bounded by Baltimore Avenue on the north, the Lodge Expressway on the east, Holden Avenue on the south, and Lincoln Avenue on the west and more commonly known as 6302, 6310, 6320 Lincoln and 1262, 1240 and 1234 Wilbur Street. **(RECOMMEND APPROVAL) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-24-19)**
8. Submitting report and Proposed Ordinance to amend Chapter 50 of the 2019 Detroit City Code, 'Zoning,' by amending Article XVII, District Map No. 52 to show R2 (Two-Family Residential District) and M2 (Restricted Industrial District) zoning classifications where B4 (General Business District) and M4 (Intensive Industrial District) zoning classifications are currently shown for the property currently bounded by the Consolidated Rail Company railroad right of way to the north, the Norfolk Southern railroad right of way to the east, the alley first south of Pleasant Street to the south, and South Fort Street to the west. **(RECOMMEND APPROVAL) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-24-19)**

DETROIT LAND BANK AUTHORITY

9. Submitting report relative to City Council Quarterly Report, 1st Quarter FY 2020, Detroit Land Bank Authority. **(The DLBA's strategic and layered approach to curbing residential blight continues to improve the neighborhoods across all seven Council Districts. This quarter we hit a milestone of 20,000 total sales across all programs. Combined with a total of 12,680 Hardest Hit Fund (HHF) demolitions, the DLBA has advanced the City's blight elimination goal by addressing 32,680 properties since 2014. We estimate the total economic impact of the DLBA's Auction, Own It Now, and demolition is \$427,818,872 to the City of Detroit.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-24-19)**

HOUSING AND REVITALIZATION DEPARTMENT

10. Submitting reso. autho. Reprogramming Amendment to the Community Development Block Grant (CDBG) Annual Action Plans for Multiple Fiscal Years. **(The Housing & Revitalization Department (HRD) hereby requests to amend the CDBG Annual Action Plans for the fiscal years noted. The funds targeted for reprogramming**

consist of unused funds, balances from programs that no longer exist or are unlikely to be used in a timely manner.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-24-19)

11. Submitting reso. autho. Reprogramming Amendment to the Community Development Block Grant (CDBG) Annual Action Plans for Fiscal Year 2016-2017. **(The Housing & Revitalization Department (HRD) hereby requests to amend its HUD Consolidated Plan Annual Action Plan for Fiscal Year 2016-2017, to reprogram unused Community Development Block Grant (CDBG) funds from the account below to be used in FY 2019-2020. The funds targeted for reprogramming consist of unused funds, balances from programs that no longer exist or are unlikely to be used in a timely manner.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-24-19)**

LEGISLATIVE POLICY DIVISION

12. Submitting report relative to Dissolution of the Detroit Land Bank Authority. **(The Legislative Policy Division (LPD) has been requested by Council President Pro-Tempore, Mary Sheffield and Councilman Andre L. Spivey to provide information regarding the dissolution of the Detroit Land Bank Authority (DLBA) and to address how the City receives assets, particularly the vast swaths of vacant real property in its inventory, back from the DLBA after dissolution.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-24-19)**

PLANNING AND DEVELOPMENT DEPARTMENT

13. Submitting reso. autho. Property Sale – 5535 Tireman, Detroit, MI 48204. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Argentia Group MI, LLC (the “Purchaser”), to purchase certain City-owned real property at 5535 Tireman, (the “Property”) for the purchase price of Two Thousand Seven Hundred Fifty and 00/100 Dollars (\$2,750.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-24-19)**
14. Submitting reso. autho. Property Sale – 5631 Stanton, Detroit, MI 48208. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Mondo Holdings, LLC (the “Purchaser”), to purchase certain City-owned real property at 5631 Stanton, (the “Property”) for the purchase price of Nine Thousand Six Hundred and 00/100 Dollars (\$9,600.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-24-19)**
15. Submitting reso. autho. Property Sale – 11810 & 11800 Dexter, Detroit, MI 48206. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Sterling Brown (the “Purchaser”), to purchase certain City-owned real property at 11810 and 11800 Dexter (the “Property”) for the purchase price of Sixteen Thousand Three Hundred and 00/100 Dollars (\$16,300.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT**

STANDING COMMITTEE ON 10-24-19)

16. Submitting reso. autho. Property Sale – 10075 Gratiot, Detroit, MI 48213. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Whetstone Holdings, LLC (the “Purchaser”), to purchase certain City-owned real property at 10075 Gratiot (the “Property”) for the purchase price of Three Thousand Nine Hundred Fifty and 00/100 Dollars (\$3,950.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-24-19)**
17. Submitting reso. autho. Property Sale – 8822 & 8826 W McNichols, Detroit, MI 48221. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Manning Mechanical, PLLC (the “Purchaser”), to purchase certain City-owned real property at 8822 and 8826 W McNichols (the “Property”) for the purchase price of Five Thousand Six Hundred Forty and 00/100 Dollars (\$5,640.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-24-19)**
18. Submitting reso. autho. Property Sale – 70 Pallister, Detroit, MI 48202. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from The Wellness Plan Foundation (the “Purchaser”), to purchase certain City-owned real property at 70 Pallister (the “Property”) for the purchase price of Sixty Thousand and 00/100 Dollars (\$60,000.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-24-19)**
19. Submitting reso. autho. Property Sale/Grant of Easement and Licenses – Former Joe Louis Arena and Joe Louis Arena Garage, Detroit, MI. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from First & Congress Management, LLC (“FCM”), a Michigan Limited Liability Company, to purchase the former site of Joe Louis Arena and Joe Louis Arena Garage (together the “Property”) for the purchase price of Fourteen Million One Hundred Thousand and 00/100 Dollars (\$14,100,000.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-24-19)**

MISCELLANEOUS

20. **Council Member Scott Benson** submitting memorandum relative to Modification of the Draft Sign Ordinance. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-24-19)**
21. **Council Member Gabe Leland** submitting memorandum relative to Community Advisory Council District 7. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-24-19)**